

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

February 5, 2015 (6PM)

Minutes

(Subject to Board of Director's approval)

The meeting was held at the Meeting Room in Bldg 7610 right after the adjourned meeting.

Craig Nicholson called the meeting to order at around 6:03 pm.

Board Members present:

Craig Nicholson, Jaime Escobedo, Howard Lange, Cathy Leyva, Joe Mora.

James Nguyen from Bartlein & Company., Inc.

Owner Present: Owen Roth (7606 #312).

Election of Officers: Howard moved & Cathy seconded to have same officers as last year. Unanimously passed. Craig Nicholson – President: Joe Mora – VP; Cathy Leyva – Secretary; Jaime Escobedo – Treasurer; Howard Lange – 2nd VP.

Request by Owners to be put on next month's agenda:

Extend Exercise Room Hours; mesh for carports; social events; attending other board meetings.

Meeting Minutes: The **January 8, 2015, Board Meeting minutes** were approved. Joe moved & Howard seconded.

Treasurer's Report: (attached to agenda)

| | | |
|------------------------|--------------|-----------|
| Total Income | 67,495.00 | 67,495.00 |
| Operating Expenditures | 24,488.56 | 24,488.56 |
| Reserve Expenditures | 0.00 | 0.00 |
| Total Expenditures | 24,488.56 | 24,488.56 |
| Transfer to Reserve | 43,006.44 | 43,006.44 |
| Transfer from Reserve | 0.00 | 0.00 |
| Total in Savings | 1,682,665.35 | |
| Total Assets | 1,717,378.51 | |
| Due from Unit Owners | 29,713.16 | |

Operating Expenses are approximately 2.7+% below budget schedule; The January Treasurer's Report was unanimously **accepted** as presented. (Cathy moved & Howard seconded).

Landscape maintenance & proposals: Landscape renovation and drip conversion at 7606 completed. Board approved the landscape renovation and drip conversion at 7640 & by the railroad tracks for \$5,660 (Joe abstained). Board reviewed Action Tree letter re Euc tree by 7632 #345 (overall in good health) and unanimously approved the safety pruning of same tree for \$475 as recommended.

Owner of 7632 #345 had removed several plants at her building and planted several plants in their place. James will notify her that she will be charged for their restoration.

Old Business

- **Resident Guidelines & Pet Policy:** Howard moved & Joe seconded to approve and to send them out to owners. Unanimously approved.
- **7630 #244 sidewalk:** Jaime spoke with Bill Byars and no further action needed.
- **Request to remove Euc tree at 7632 #345:** Per Action Tree letter, tree is in good health and Board is having it pruned as recommended by Action Tree.
- **Reviewing CC&R's (AB 968):** Board members were given copy of the 4 pages pertaining to maintenance responsibilities and occupancy restrictions. Board will continue to review.

New Business

- **7632 #350:** Soft spot on private balcony deck. Cathy moved & Howard seconded to repair as needed. Unanimously passed
- Recording liens: none.

The meeting was **adjourned** at around 7:25 pm to go into Executive Session (to discuss personnel and litigation).

The next Board meeting is scheduled for Thursday, March 12, 2015, 6:00 pm, at the Meeting Room at 7610 Hollister Ave, Goleta, CA.